

Resolution #19-49

BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3rd Street, Suite 200

Brookings, SD 57006

(605) 696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Commission

October 8, 2019 meeting.

October 2, 2019: The Brookings County Planning and Zoning Commission recommends approval of plat 2019plat017 with a unanimous vote of 9-ayes and 0-nays at their October 1, 2019 meeting.

Brookings County Planning and Zoning Commission

October 1, 2019 – 8:00 PM meeting

2019plat017 – October 1, 2019

Prepared by Richard Haugen

Applicant/Owner: Keith Rounds Living Trust, PO Box 458, Brookings, SD 57006

Legal Description: "Plat of Lots 8,9,10 and 11; and Cedar Point Circle Right of Way; all in Cedar Pointe Addition in Government Lot 3 of the NW1/4 of Section 28-T109N-R50W of the 5th P. M., Brookings County, South Dakota."

2019plat017: Keith Rounds is platting off Lots 8, 9, 10 and 11; and Cedar Point Circle Right of Way, located on the northwest side of Lake Campbell. The Preliminary Plat was approved by this board on June 2, 2009, which is included with this report. The land was sold to Mr. Rounds and he is proceeding with development as planned with minor adjustments. Three lots were added to the west and a drainage/green space area was designated, on the west side. The circle turn around radius was increased to a 64 feet radius for fire truck access and the main entrance width was increased. The lots are being platted as they are sold. Lot 8 contains 21,503 sq. ft.; Lot 9-21,879 sq. ft.; Lot 10-51,678 sq. ft.; Lot 11-44,529 sq. ft., and all lots exceed our 20,000 sq. feet lot size requirement for the Lake-Park. Application plans have been submitted for Historical, Corp of Engineers and Game, Fish and Parks for review and approval. The plat meets our Brookings County Subdivision Ordinance and Lake Park requirements.

2019plat017

Staff Report

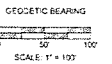
October 1, 2019

PLAT OF
LOTS 8, 9, 10 AND 11; AND CEDAR POINTE CIRCLE RIGHT OF WAY; ALL IN CEDAR POINTE ADDITION
 IN GOVERNMENT LOT 3 OF THE NW1/4 OF SECTION 28-T109N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

23041-00

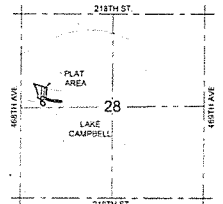
LAKE CAMPBELL

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING
C1	68.64'	65.00'	S32°49'48"E
C2	234.74'	65.00'	N11°27'33"E
C3	27.21'	15.00'	N51°22'03"E
C4	24.26'	10.00'	S18°42'27"E



LEGEND

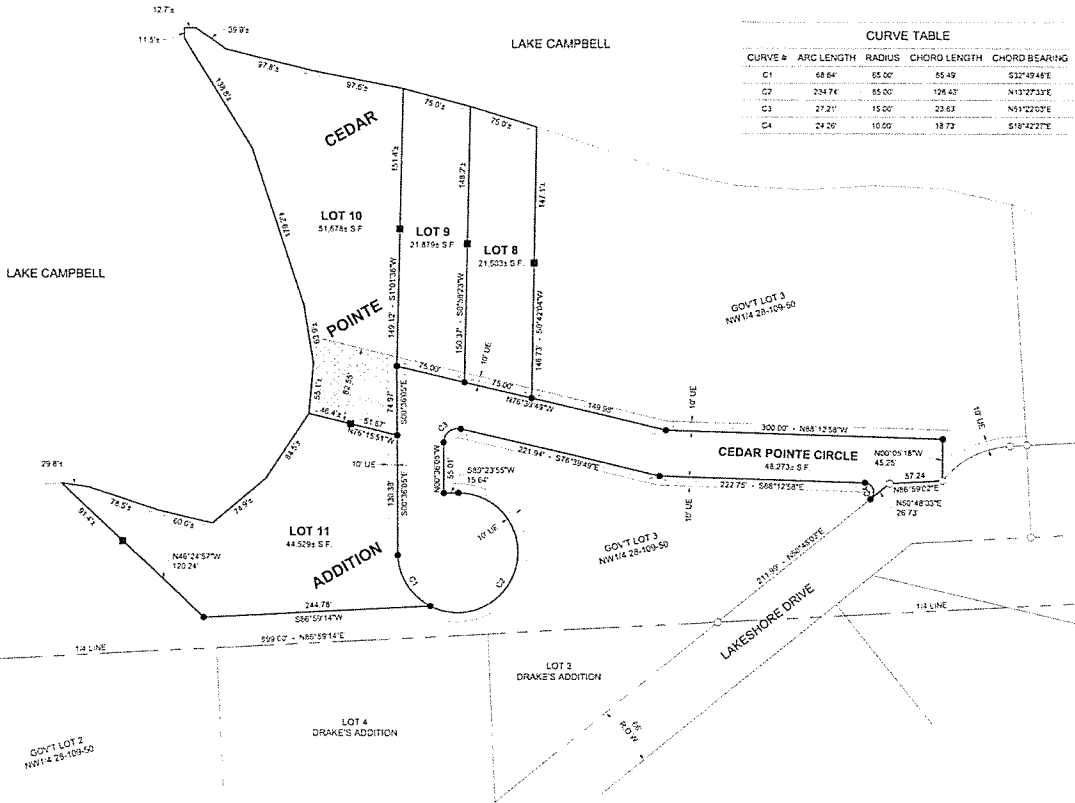
- MONUMENT FOUND
- MONUMENT SET THIS SURVEY (5" REBAR WITH STAMPED PLASTIC CAP)
- WITNESS CORNER SET THIS SURVEY (5" REBAR WITH STAMPED PLASTIC CAP)
- UTILITY EASEMENT (UE)
- - - DRAINAGE EASEMENT



VICINITY MAP
 SECTION 28-T109-50



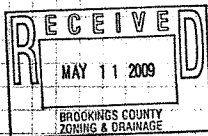
PREPARED BY:
 BANNER ASSOCIATES, INC.
 409 22nd AVE. S.
 BROOKINGS, SD 57006
 (605) 692-6342
 SEPTEMBER 2019





Cedar Pointe Addition - Lots 8-11 - Cedar Pointe Cir ROW





TENTATIVE PRELIMINARY PLAN FOR
LOTS 2-10, ETC, BISHMAN ADDITION,
IN GOVERNMENT LOT 3 OF NW 1/4 S28-T109N-R50W
OF 5TH PM, BROOKINGS COUNTY, SD

FIELD WORK & DRAWING
PREPARED BY:

CHARLES A. TILTRUM
101 TRUMAN DRIVE
AURORA, SD 57002-2017
PHONE: 605-693-3400

CONTRACT:
MIKE McCLEMAN
690-1860

0 100
1" = 100 FT

X NAILS SET TO MARK
APPROXIMATE LOCATIONS
NOTE: APPROXIMATELY 50-100'±
BETWEEN NAILS (& LATHE) TO
EXISTING WATER.

LAKE
CAMPBELL

NOT TO
SCALE

LAKE CAMPBELL

LAKE CAMPBELL SHORELINE
IS NOT DRAWN TO SCALE
(DISTANCES SHOWN ARE TO TOP OF BANK NEAR
EDGE OF EXISTING TREES)

OWNED
BY OTHERS

SECTION
LINE

PROPOSED
LOTS TO
DEVELOP
ACCORDING TO
PROSPECTIVE
BUYERS INTERESTS
& COUNTY REGULATIONS

1/4 LINE

3558
WEST 1/4 CORNER
S28-T109N-R50W

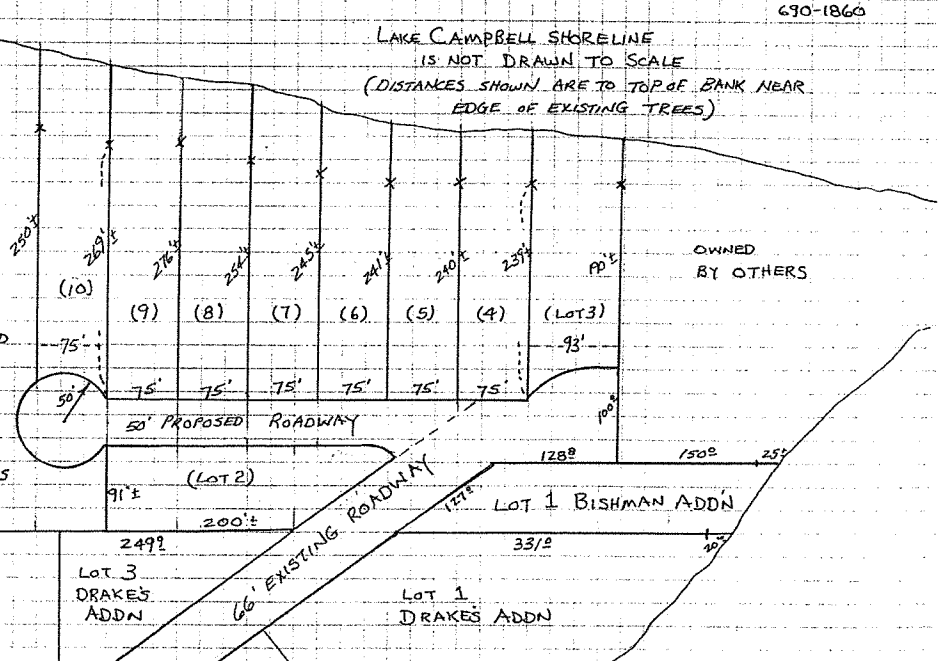
2933
LOT 4
DRAKE'S
ADDN

2492
LOT 3
DRAKE'S
ADDN

LOT 1
DRAKE'S
ADDN

LOT 1 BISHMAN ADDN

66' EXISTING ROADWAY



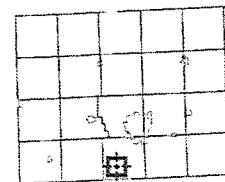


Beacon™

2019 plat 017 Floodplain
Brookings County, SD



Overview



Legend

- ☐ Brookings City Limits
- ☐ City Limits
- ☐ Township Boundar
- ☐ Sections
- ☐ Parcels
- ☐ Roads
- Floodplain 2008**
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE
 - X

Parcel ID	124051095028205	Alternate ID	n/a	Owner Address	ROUNDS, KEITH D LIVING TRUST
Sec/Twp/Rng	28-109-50	Class	NAC		PO BOX 458
Property Address		Acreage	n/a		BROOKINGS SD 57006
District	12014				
Brief Tax Description	LOT 3 EXC. E 260' OF W 1503' & EXC LOT 1 BISHMAN ADDN (LOT 1 BISHMANS - REPLATTED IN 2009 TO BIRD'S ADDITION) SEC 28-109-50 7.84 AC (Note: Not to be used on legal documents)				

Date created: 9/9/2019
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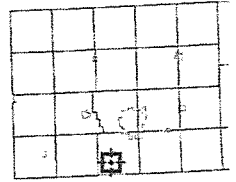
Developed by Schneider
GEOSPATIAL

2019 plat 017



BeaconTM Brookings County, SD

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Developed by  **Schneider**
GEOSPATIAL